



FOR SALE OR LEASE

3541 - 78 AVENUE SE

CALGARY, AB



3541 - 78 AVENUE SE, BAY A

CALGARY, AB

Property Details

District:	Foothills Industrial Park
Zoning:	I-G (Industrial General)
Ceiling Height:	16' to underside of joist
Power:	200A, 208V (TBV)
Make-up Air:	3,000 CFM (TBV)
Lighting:	LED

Comments

- Small warehouse bay with drive-in loading
- Bonus storage mezzanine
- Area is serviced by Calgary public transit
- Excellent access onto Barlow and Glenmore Trail with quick connection to Deerfoot and Stoney Trail

Lease Particulars

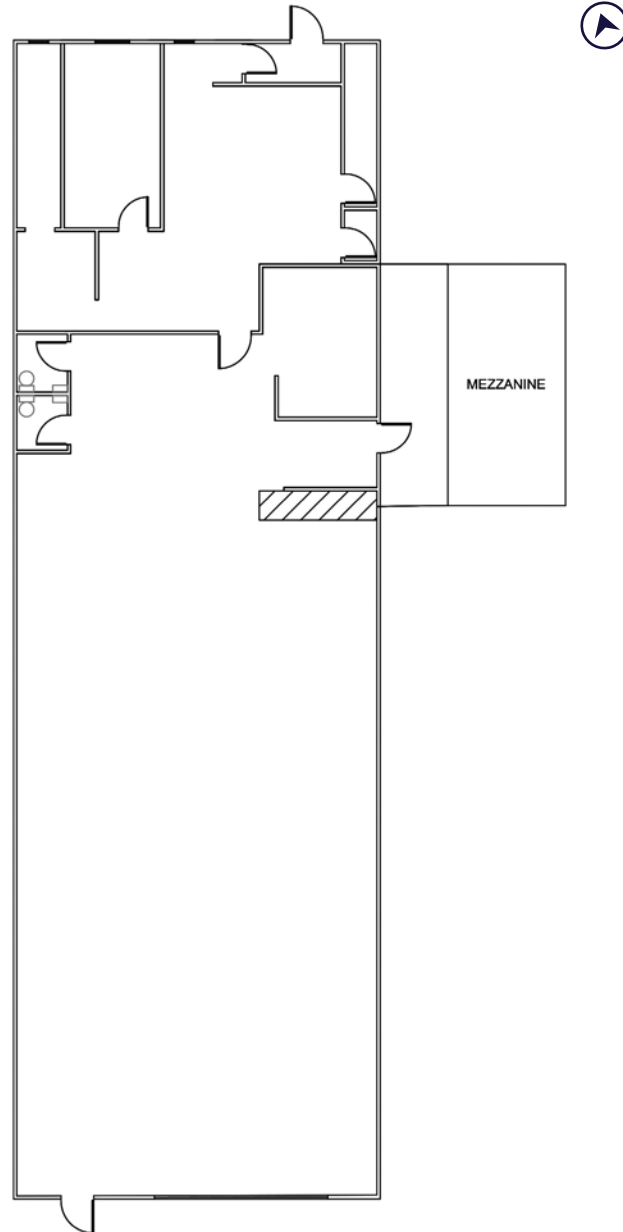
Available Area:	± 4,500 sf
Office Area:	± 1,100 sf
Warehouse Area:	± 3,400 sf
Storage Mezzanine:	± 215 sf
Yard Area:	± 0.25 acres
Loading:	1 (14' x 14') drive-in door
Asking Rate:	\$18.00 psf
Op. Costs (2025):	\$8.05 psf (TBV)
Available	Immediately



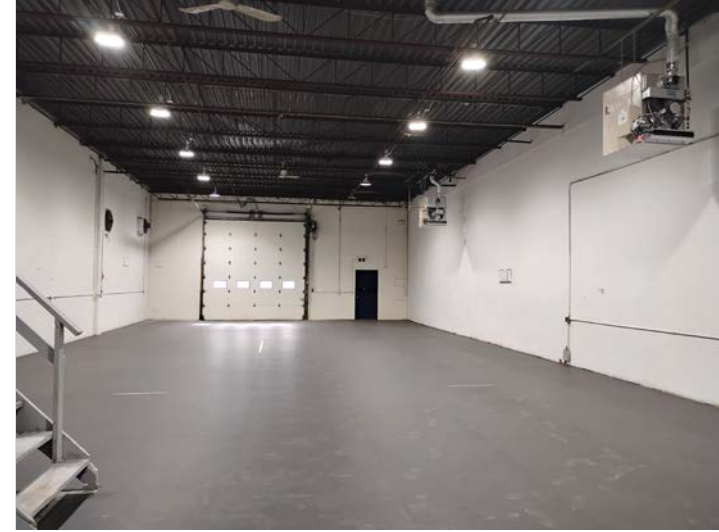
BAY A - EAST SIDE

3541 - 78 AVENUE SE, CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.



3541 - 78 AVENUE SE

CALGARY, AB

Property Details

District: Foothills Industrial Park
Zoning: I-G (Industrial General)
Year Built: 1973

Sale Particulars

Total Building Area: $\pm 9,000$ sf
Office Area: $\pm 2,600$ sf
Warehouse Area: $\pm 6,400$ sf
Storage Mezzanine: ± 593 sf
Land Size: ± 1.07 acres
Loading: 3 (14' x 14') drive-in doors
Sale Price: \$2,800,000
Property Taxes: \$47,804.64
Available: Immediately

Comments

- Bonus storage mezzanine
- Area is serviced by Calgary public transit
- Excellent access onto Barlow and Glenmore Trail with quick connection to Deerfoot and Stoney Trail



BAY B - WEST SIDE

3541 - 78 AVENUE SE, CALGARY, AB

Property Details

Ceiling Height:	16' to underside of joist
Power:	200A, 208V (TBV)
Make-up Air:	5,000 CFM (TBV)
HVAC:	Air conditioning in office area
Yard Area:	± 0.67 acres

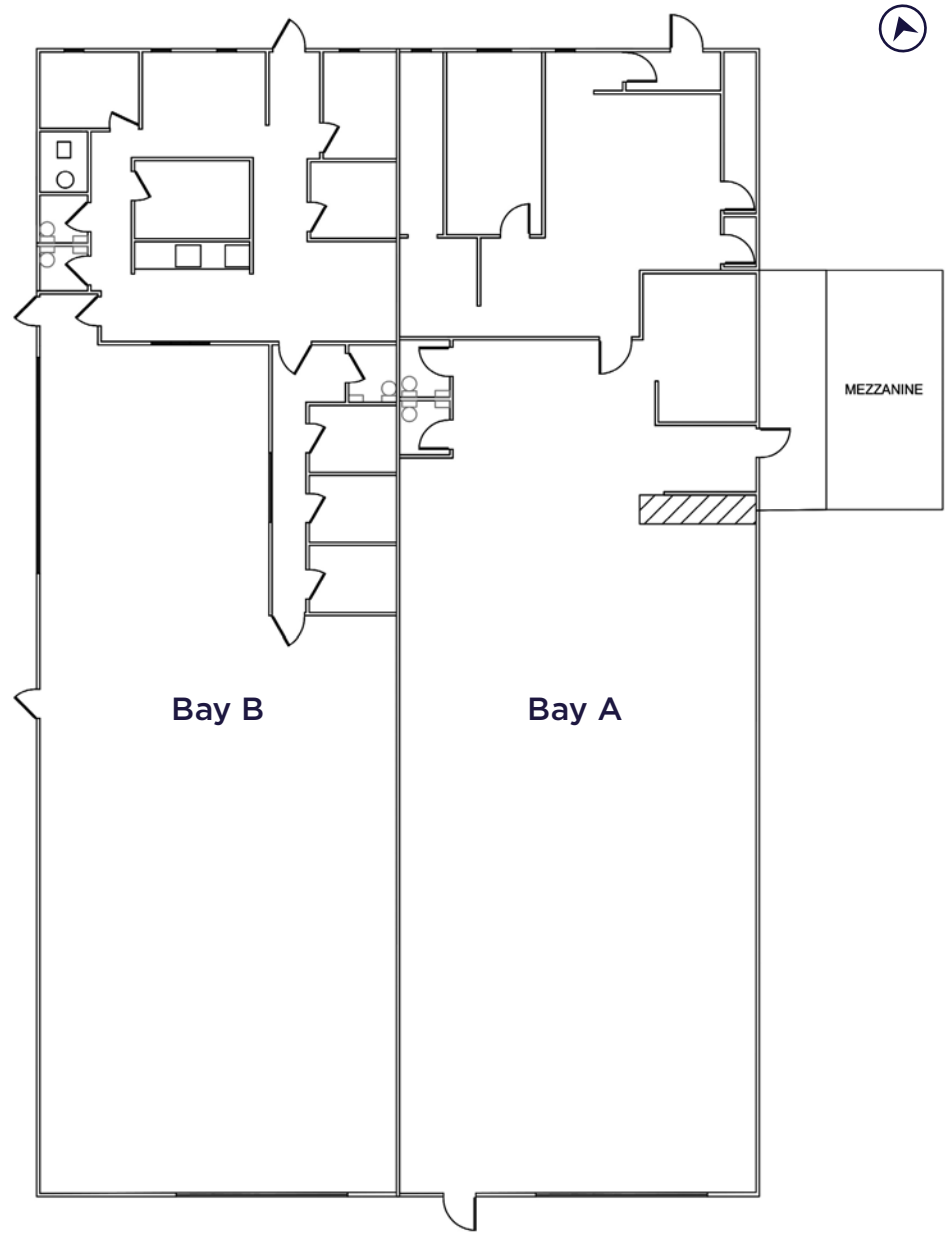
Bay B Particulars

Area:	± 4,500 sf
Office Area:	± 1,500 sf
Warehouse Area:	± 3,000 sf
Storage Mezzanine:	± 378 sf
Loading:	2 (14' x 14') drive-in doors
Available:	Fully leased
Lease-Back:	Vendor will sign a 5.5 year lease-back

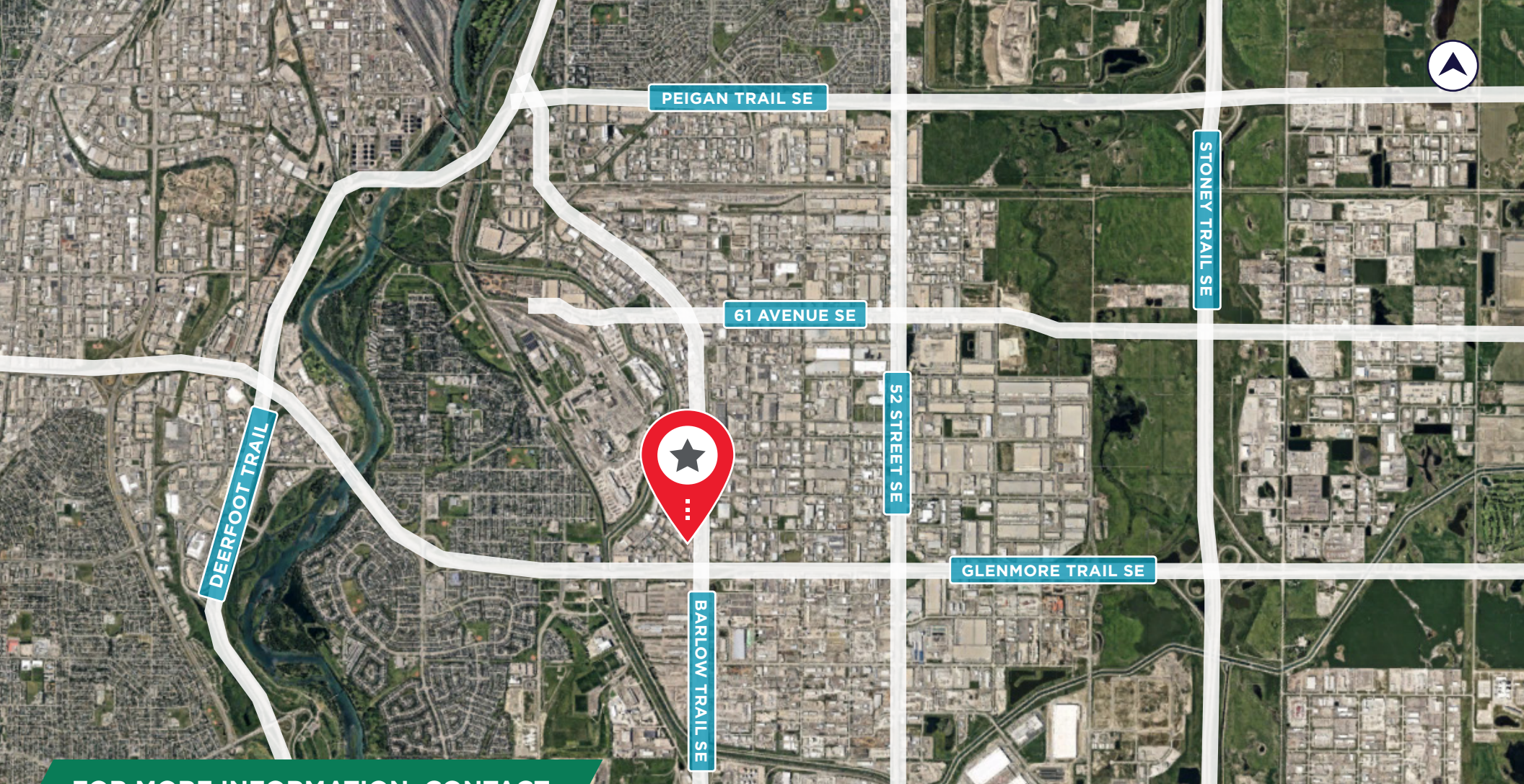


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Floor Plan



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FOR MORE INFORMATION, CONTACT

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